

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 4, 2017**

➤ **AGENDA ITEM – 17-1596 (Jack Zabrowski/Tim Acklin)**

Certified Survey Map Part of SW-NW, NW-SW, Section 23, T15N-R7W to the Town of Shelby, La Crosse County, Wisconsin.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

The applicant is proposing to create 2 parcels from the existing lot depicted on attached **MAP PC17-1596**. The owner will create 1 lot for the existing house and accessory structures and another lot to construct a house for a family member. Access to the lot with the existing buildings will utilize the existing road off of HWY 14/61. Access to the lot for the new house will utilize the same driveway via an access agreement/easement.

This application is a resubmittal of a previously approved item. (15-0929). The property owner missed the deadline to have the CSM recorded with the Register of Deeds and now has to go back through the process to have their CSM approved.. A copy of the proposed CSM is attached to the legislation.

➤ **GENERAL LOCATION:**

W5648 Hwy 14/16, Town of Shelby, just east of Waterford Valley Road.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

The existing proposal was previously approved by the Common Council at their October 2015 Meeting. (15-0929).

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

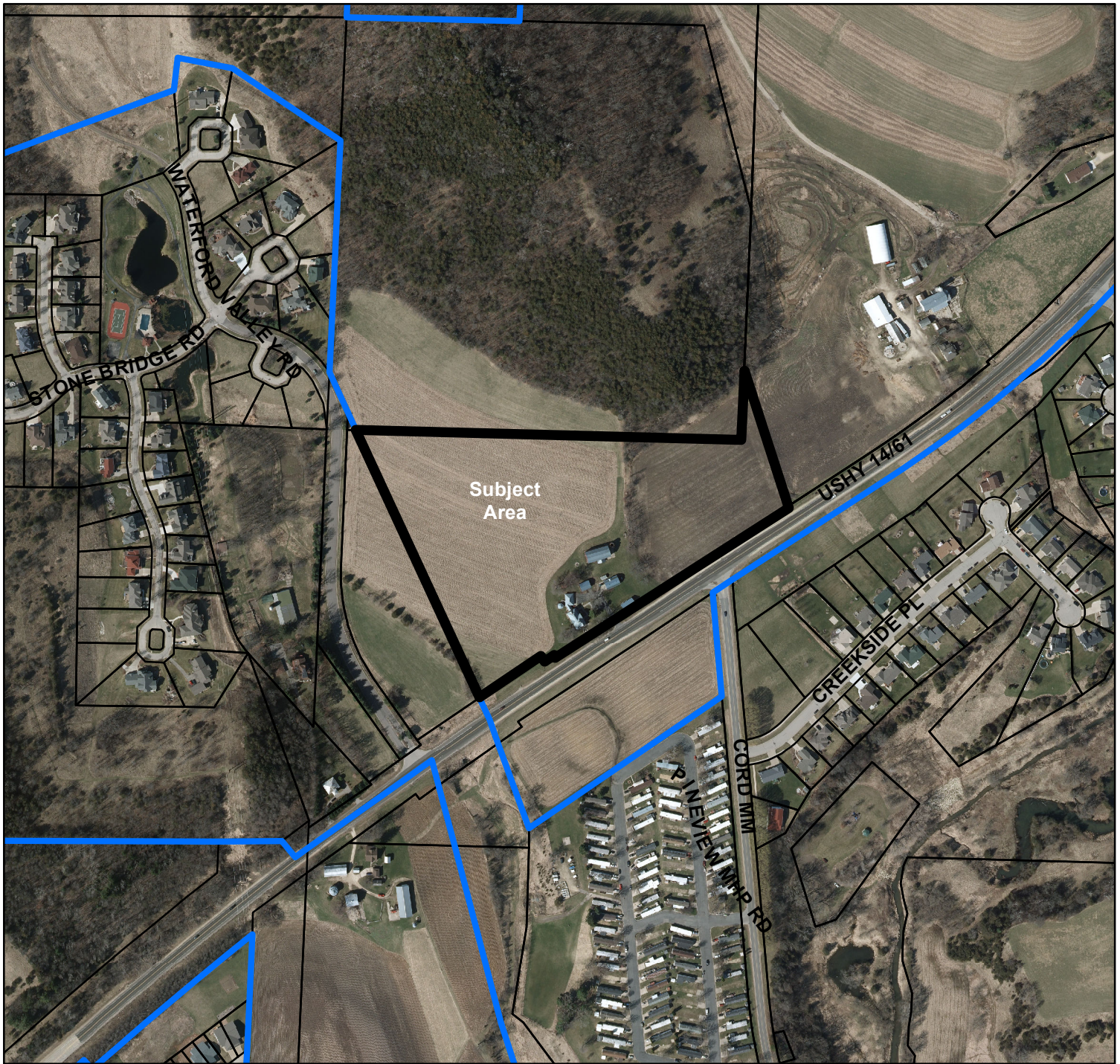
Ensuring compact and contiguous growth is a major objective in the Land Use Element of the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**











Due to this property being immediately adjacent to the La Crosse's City Limits it is anticipated that it will be annexed to the City at some point in the future, particularly as it is in La Crosse Sewer Service Area. La Crosse has extraterritorial jurisdiction over division of parcels within 3 miles of the City limits of La Crosse. With that in mind it is

important to review any proposed land divisions referencing City of La Crosse standards.

The current proposal is not in agreement with City of La Crosse Municipal Code § 113-140 (d) which states, "Every lot shall front or abut for a distance of at least 30 feet on a public street". Staff does not have a concern with the applicant still having a shared access agreement with the existing driveway. **This Resolution is recommended for approval with the condition that both lots have at least 30ft of frontage and a recorded access agreement is submitted to the City Clerk's office as part of this Legislative record.**



BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY



